

Town of Charlotte Court House
PLANNING COMMISSION
Tuesday, September 13, 2022, at 6:00 p.m. at the Town Hall
MINUTES

Members Present: Andy Carwile (Chair), Jim Watkins (Vice-chair) (Arrived after vote on minutes), Bobby Howard, Dan Michaelson, and Terry Ramsey

Members Absent: None

Others Present: Robert Hendrick (Zoning Administrator), David Watkins (Mayor), Karen Price (Town Clerk), Michelle Kole (Town Office), Larry Bickings (Broker representing Verizon Wireless)

Andy Carwile called the meeting to order and declared a quorum present. Bobby Howard provided the invocation.

Bobby Howard motioned with second by Dan Michaelson to approve the agenda with the removal of discussion of the RiverStreet zoning application as applicant did not have current status for the proposed location and with the addition of discussion of zoning requirements for livestock. All members listed as present voted yes.

Bobby Howard motioned with second by Dan Michaelson to approve the minutes for August 8, 2022. All members listed as present voted yes.

The Commission discussed the Verizon Cell Tower application. Terry Ramsey and Jim Watkins each stated they had a personal interest in this pending cell tower application and will withdraw from discussion and abstain from any voting. Andy Carwile stated he would participate in the transaction regarding the pending cell tower application, stating that, as a member of Charlotte Country Club, he holds, along with his immediate family, less than one fortieth share, his beneficial financial interest is less than \$5,000 and that he is likewise a member of a group exceeded three members. Citing Virginia Code 2.2.3101, Andy Carwile asserted that his beneficial financial interest did not meet the definition of Personal Interest in the pending cell tower application and further, that his participation would be allowed under 2.2.3112.B.1 regarding memberships in groups. Mr. Carwile asserted in accordance with 2.2.3114.F that he would be able to participate in the transaction fairly, objectively and in the public interest.

Robert Hendrick stated he considered the Verizon application complete and CityScape issues could be handled in the conditional use permit process. Dan Michaelson motioned with second by Bobby Howard for the public hearing for the Planning Commission's "2232 Review" and the joint Planning Commission and Town Council conditional use permit public hearing be scheduled for Wednesday, October 5, 2022, at 6 p.m. with the Town Clerk to advertise in papers September 21 & 22 and September 28 & 29. All members listed as present voted yes with the exception that Terry Ramsey and Jim Watkins abstained and also did not participate in the discussion. The Commission requested the Town Clerk to place separate ads for the two public hearings and to inform Verizon a separate 2232 application is required.

The Town Clerk informed the Commission she is working to hold an organizational meeting of the Historic District Review Board for September 26 and will post the members names and terms to the Town website.

The Commission discussed the following and took no action:

- A person had questioned whether the front of Randolph Henry High School is within 200 feet of the center of the road and whether in the Historic District as intended.
- The zoning ordinance use matrix (Appendix 1) allows Agriculture General by-right in the rural residential district but does not allow Agriculture Intensive in any district.

Terry Ramsey reported the large overall zoning map is being framed and the request for assistance re filing zoning ordinances and map with the circuit court was sent to the Town Attorney.

The Commission discussed a draft to update the zoning application form and Town Clerk agreed to work on finalizing.

The Town Clerk informed the Commission that no response had been received from VDOT re taking Maple Drive into the VDOT system.

Due to time constraints the review of the Comprehensive Plan was tabled until the next meeting.

At 7:50 p.m. Bobby Howard motioned with second by Terry Ramsey to adjourn. All members listed as present voted yes.

Respectfully submitted,

Terry Ramsey, Secretary